

FRANKLIN COUNTY AREA PLAN COMMISSION
MEMORANDUM & MINUTES
COMMISSIONERS/COUNCIL PUBLIC MEETING ROOM, 203
February 24,2021 @ 7PM

THOSE PRESENT: Ruthie Mannix, President; Robert Braun, Vice-President; Ed Derickson, Connie Rosenberger (via zoom), Rob Seig, Christine Rains, and Emily Ruffier. Also present Tammy Davis , Cindy C. Orschell and Glenn Bailey

Pledge of Allegiance

Roll Call

MINUTES of January 13, 2021. MOTION - Bob Braun made a motion to approve the minutes and Rob Seig 2nd, AIF. MC.

Public Hearing

CU-1-21-21795 for Tina Hartman, as applicant to permit 3-5 campers for a private family recreation under a conditional use at 16070 Feller rd. containing 5.0 acres, parcel # 24-14-09-200-001.001-005. Tina Hartman was present and all the paper work was in order, said the property had been closed on Feb. 18, 2021. The cabin on the property was built in 1977 and used by previous owners for over 20 years as a family recreation facility.

Ruthie Mannix started the discussion by clarifying the request for 5 RV's on 5 acres. Tina Hartman said they would take up 2.5 acres, and that zoning permits 2 Rv's for families, it would only use 6-11% of land which is well within State requirements for such usage. Tina Hartman also said the septic system is set up for a 3 bedroom home and that she would be adding a shower for family to use. The Rv's will be "dry use only" with electric hookup. Tina Hartman also had estimates to add a holding tank if needed in the future. Lastly, she addressed cell phone service in case of an emergency.

This was all in response to Board members Ruthie Mannis, Bob Braun Ed Derickson, Rob Seig and Christina Rains. More discussion followed concerning the septic and its' ability to handle the need, comparing camping usage to home usage in terms of water.

Ruthie Mannix opened the discussion to the public for comments. Stephanie Bohman, Real Estate Agent explaining the past usage by the former owners and how RV's increase the value not decrease property values.

Michelle Wilson, neighbor spoke next about not enough space, lack of shower, no space in wooded area etc. can't see how a campground can add value to property.

Connie Rosenberger joined via zoom. Next up was Marvin Roell with many questions about friends dropping in, teenagers parting, what to do with garbage, setbacks, use of ATV's, age of RV's as well as how many cars can be there as well. Tina Hartman was able to refer to local and state requirements.

Ruthie Mannix stated one car per camper according to code. Charles Feller spoke of wanting a quiet and peaceful environment, no parties, police calls, privacy fence just in case it becomes a nudist colony. Tina Hartman responded that they would provide level 2 screening.

Barry Pulskamp has a weekend home on Horseshoe Bend Rd. He suggested there will be 10 cars and 40 people hanging out there taking away his privacy. He also doesn't believe the septic will do as Tina

Hartman is suggesting. Tina Hartman said currently 15 cars are allowed and she is being very transparent about everything.

Ruthie Mannix asked if anyone was ready to make a recommendation to send to the BZA? At this point Terry Duffy brought up a concern for Conditional Use being for business and would follow to the next owner should the land be sold.

Tammy Davis said variance stays with land, conditional use does not and this is for private use. Rob Seig concern with action that took place last meeting and its effect on this. Christine Rains worried about precedent setting. Tammy Davis addressed this by saying each case is different.

MOTION- Bob Braun made a motion to send an unfavorable recommendation to the BZA. Ed Derickson 2nd. AIF except Rob Seig who opposed. Tina Hartman said then 2 campers with level 1.

VIOLATION REPORT - Cindy Orschell presented report.

Derryl Cregar @ 9165 Cummins Road - Commissioners are discussing the status of the road.

Randy & Bridget Smith @ 6014 St. Peter's Road- Bridget Smith called office. Will do a site visit before 3/10/2021

Thomas Whipple @ 19151 US 52, Metamora, He has been server papers and Tammy Davis will be filing a default judgement.

Andrew Matthews @ 16195 US 52, Metamora, Tammy Davis has had contact with him and made him aware of the violation. Will do a site visit before 3/10/2021.

D&J Homes @ 8089 Silver Creek Road – Has been in contact with Linda Monroe from D&J Mobile Homes. They are working on correcting the violation. Will do a site visit before 3/10/2021.

Steven Peters & Paula Godsey @ 26095 US 52 – Andy Murry will be surveying the parcel to get structure in compliance with setback on south side of lot, but nothing yet. Tammy Davis to send letter.

Andy Lecher @ 4130 Moorman Road – Revisit when they are to begin grinding again.

ADJOURNMENT – MOTION- Bob Braun made a motion to adjourn, Ed Derickson 2nd. Meeting adjourned at 8:35 pm. AIF. MC.

Ruthie Mannix, President

Glenn Bailey, Recording Secretary